



# NORMAN FORWARD

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City Council  
October 27, 2015



## Key Decisions for Moving Forward

NFST Assessment begins Jan 1, 2016;

NFST 1<sup>st</sup> collection with OTC disbursement Mar 12, 2016 - \$850k / month

NFST Expenditure Citizen Oversight Board

Involvement of existing Board & Commissions

Additional Citizen involvement with specific projects – Focus Groups

Project Management

- Program Management Services Contract

- Provide Staff Guidance for Project Sequencing

  - land acquisition; design; interconnection of projects; solidifying partnerships

- Extent of Revenue Bonding

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## NF Expenditure Citizen Oversight Board

***“Prior to expenditure of any monies in the NFST, Council shall establish or designate by Resolution a citizen oversight board to review expenditures of such monies and submit recommendations to the Council regarding such expenditures.”***

- a. How should the Citizen NFST Expenditure Oversight Board be structured
- b. Suggested member expertise, backgrounds, or qualifications
- c. Number of Board members
- d. Meeting frequency
- e. Process to solicit citizen applications
- f. Alignment with existing Board & Commissions
  - Parks Board
  - Library Board
  - Greenbelt Commission
  - Planning Commission

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## Additional Citizen involvement – Project Specific Focus Groups

### *Potential Focus Groups*

*East Branch Library*  
*Central Branch Library*  
*Senior Center*  
*Griffin Park Improvements - Soccer complex*  
*Reeves Park Improvement - Baseball complex*  
*Ruby Grant improvements*  
*Andrews Park improvements*  
*Saxon Park improvements*  
*Westwood Tennis improvements*  
*Football & Softball complex*  
*Indoor sports facility*  
*Competitive Pool*  
*Westwood Pool*  
*Trails*  
*Neighborhood Parks Groups*

### Role of Focus Groups

Alignment with existing Board & Commissions

Council's Direction re Oversight Committee and Focus Groups

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## Project Management

### Program Management Services Contract (Private Firm)

- a. RFP released October 16<sup>th</sup>
- b. Proposals due November 9<sup>th</sup>
- c. Contract to Council no later than January 2016

### Communication Options

- a. City Public Information Officer position
- b. Third Party Communication Firm
- c. Program Management Services firm
- d. Council Direction re Communication options

### Revenue Bonding v. PAYGO

- a. Rates are at all time lows
- b. Issue Debt as needed
- c. Sequencing and Pace of Projects are important factors for Financing Team



## Project Sequencing

§8-416(d)1)c

Projects listed in Section 8-416(d)2)a - n, inclusive, may be commenced, continued, completed, and/or concluded, in whole or in part, as and in the order deemed appropriate by Council.

Council direction to set the order of Projects

Council direction to set the pace of Projects



## Prior Project Financing Discussions

### *Potential Bond Projects*

Central Library	\$39,177,428
East Library	\$5,111,294
Westwood Pool	\$12,000,000
Sports Complex Projects	\$23,500,000
Indoor Multi-Sports facility	\$8,500,000
Indoor Aquatics facility	\$14,000,000
Traffic Improvements	\$2,730,000
Senior Center	<u>TBD</u>
Total	\$105,018,722

### *Potential PAYGO Projects*

Park Renovations	\$25,000,000
Griffin Land Acquisition	\$10,000,000
James Garner Extension	\$6,000,000
Canadian River Park	<u>\$1,995,000</u>
Total	\$42,995,000

# NORMAN FORWARD – SENIOR CENTER

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## §8-416(d)2)

b. to construct and to equip a Senior Center through renovation of an existing facility or construction of a new free standing facility at a location to be determined by Council, after consideration of the desires of Norman citizens who would likely use the facility, functionality of proposed facility, and feasibility including how to accomplish other voter authorized municipal complex improvements:

i. To be funded from proceeds that can be generated from the sale of General Obligation Bonds authorized by voters in 2008, or from revenues generated from the Norman Forward Quality of Life Projects Sales Tax of 2015, and

ii. To be located in the vicinity of Andrews Park or another site shown to be reasonably available for this purpose.



# NORMAN FORWARD - Project Sequencing

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Projects that could move more quickly:

***City owns site – ready for design***

East Branch Library (\$5.1M)

Westwood Pool (\$12M)

Ruby Grant Park (\$6M)

Westwood Tennis Center (\$1M)

Saxon Park (\$2M)

***City has acquired or is acquiring land***

***Readiness could be impacted by Senior Center location***

Central Branch Library – (\$39.2M) If Council approves the AdBar contract tonight, then upon closing City will own 83% of the site; with the remainder anticipated to be acquired by year end – next step would be design

Andrews Park (\$1.5M) City owns site – ready for design

Senior Center – location?

***First Step on Sport Complex Improvement Series***

New Softball and Football Complex (\$2.5M) – identify and acquire land – precursor to Reeves & Griffin improvements

***Subject to Further Negotiation with ODMHS***

Griffin Sport Complex, Sutton, Cate parkland acquisition (\$10M)

# NORMAN FORWARD – SENIOR CENTER SITE

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## General Site Criteria

(LifeSpan Design) - 21K sq. ft. building

- 3 acres (to accommodate parking, storm water, site amenities, building)
- 100-110 parking spaces
- Space for storm water management
- Space for basic site amenities (landscaping, courtyards)
- Relatively “square” shaped property
- Preferably located near Downtown area

## Preliminary Ideas for Potential Sites

### *City owned property*

Current Library site  
Central Library site  
Andrews Park

### *Other Sites owned by Governmental entities*

### *Property owned by others*

## Site Evaluation Process?